निम्नलिखित नियम बनाते हैं, श्रर्थात:-



राजपत्र, हिमाचल प्रदेश

(ग्रसाधारण)

हिमाचल प्रदेश राज्य शासन द्वारा प्रकाशित

शिमला, बुधवार, 30 मई, 2007/9 ज्येष्ठ, 1929

हिमाचल प्रदेश सरकार

नगर भौर ग्राम योजना विभाग

ग्रधिसूचना

शिमला-2, 26 फरवरी, 2007

संख्या टी0सी0पी0-ए (3) 1/2005.--हिमाचल प्रदेश नगर ग्रीर ग्राम योजना ग्रधिनियम, 1977 (1977 का 12) की धारा 87 की उप-धारा (1) के अधीन यथा अपेक्षित के अनुसार हिमाचल प्रदेश टाऊन एण्ड कंट्री प्लानिंग (ग्रमैंडमेंट) रूलज, 2007 का प्रारूप इस विभाग की समसंख्यक ग्रधिसूचना तारीख 11-10-2006 को राजपत्न, हिमाचल प्रदेश (ग्रसाधारण) में इससे सम्भाव्य प्रभावित होने वाले व्यक्तियों से ग्राक्षेप या सुझाव

श्रामन्त्रित करने के लिए प्रकाशित किया गया था; और राज्य सरकार को इस निमित्त नियत ग्रविध के भीतर कोई ग्राक्षेप या सुझाव प्राप्त नहीं हुग्रा है/ हुए हैं।

श्रत: हिमाचल प्रदेश के राज्यपाल, हिमाचल प्रदेश नगर श्रीर ग्राम योजना ग्रिधिनियम, 1977 (1977 का 12) की धारा 16-क ग्रीर 30(1) के साथ पठित धारा 87 द्वारा प्रदत्त शक्तियों का प्रयोग करते हुए,

1. संक्षिप्त नाम.—इन नियमों का संक्षिप्त नाम हिमाचल प्रदेश टाऊन एण्ड कंट्री प्लानिंग (अमैंडमेंट)

रूला, 2007 है ।

मृत्य: 1 रुपया। _339-राजपत्त/2007-30-5-2007--1,405. (1689)

16	90 ग्रसा	धारण राजपत्न, हिमाचल प्रदेश, 30 मई, 20	07/9 ज्येष्ठ, 1929
के स्थ	2. नियम 12 का प्रति ग्रान पर निम्नलिखित रखा	स्थापन.—हिमाचल प्रदेश टाऊन एण्ड कंट्री जाएगा, भ्रथीत्:—	प्लानिंग रूल्ज, 1978 के नियम 12
belo	30 (1) and (2), and seed Government State, Go the Act, shall apply sub-section (1) of section schedule and specifications Planning and Sp (2) Fees.—Every ion 16 (a) and (b), sub-wise the section (b), sub-wise the section (c) and (d), sub-wise the section (d) and (d), sub-wise the section (e) and (f), sub-wise the section (f) and	plication for permission for development of the second of	person not being the Union her Authority constituted under A), section 16 (a) and (b) and pment of land alongwith the ation form. It shall include all estand frozen. Coulon (2) of section 15 (A) and accompanied by fee specified
(*) .	· · · · · · · · · · · · · · · · · · ·	a other than exected of a surring of	here surred .
Sl. No.	Component	Inside M.C. rates in Rs. Per sqm. of plot Area	Outside M.C. rates in Rs. per sqm. of plot area
1.	Development of land	5	2
(b)	For building operation	:	
	1. Residential Use:		Cur.

Sl. No.	Component	Inside M.C. rates in Rs. Per sqm. of plot Area	Outside M.C. rates in Rs. per sqm. of plot area
1.	Development of land	5	2

	·			
1.	Development of land	5	2	

(p)	For building operation:			

* •		orotophione of kend	•		
***				·	
(b)	For	building operation:			
	1.	Residential Use:		T.	

(~)		partning obstation .	
1	١.	Residential Use:	e e
SI.		Component	Rates in Rs. Per Sqm. Floor Space
No.			Municipal Area Outside Municipal Area

1. Re.	sidential Use:	Control of the Contro
SI. No.	Component	Rates in Rs. Per Sqm. Floor Space
140.		Municipal Area Outside Municipal Area

SI	- L	Rates in Rs. Per Sqm. Floor Sp	
No) .	Municipal Area	Outside Municipal Area
1.	Economic Weaker Section upto 120 Sqm. Row or semi-detached plot.	6	3

110	··	Municipal Area	Outside Municipal Area
1.	Economic Weaker Section upto 120 Sqm. Row or semi-detached plot.	6	3
2.	Low Income Group 120 to 150 Sqm. Semi-detached plot.	12	5
3.	Medium Income Group 150 to 250 Sqm.	20	10

2.	Semi-defached plot.	12	5	
3.	Medium Income Group 150 to 250 Sqm. plot.	20	10	
4.	High Income Group more than 250 Sqm.	30	15	

	piot.			
4.	High Income Group more than 250 plot.	Sqm. 30)	15
	2. Commercial Use:			

4.	High Income Group more than plot.	250 Sqm.	30	15
physical s	2. Commercial Use:			المحمد والمحمد محمية ومعدد محمد ومحمد

_	ot.	30	13
2.	. Commercial Use:		
Sl. No.	Commercial Floor Space including corridor	Rates in Rs. Per Sqm	. Floor Space

Upto 10 Sqm.
11 to 20 Sqm.
21 to 40 Sqm.
41 to 80 Sqm.
More than 80 Sqm.

1. 2. 3. 4. 5.

Municipal Area Outside Municipal Area

20

20

200

_	3. Tourism Use	:		
SI.	Floor Space S	Sqm.	Rates in Rs. P	er Sqm. Floor Space
7	•		Municipal Area	a Outside Municipal area
1.	Upto 200		15	10
2.	201 to 400		20	15
3.	401 to 800		25	20
4.	More than 800		30	25
	4. Private Instit	tutions, Clinics and Hospita	ds:	
Sl.		m.	Rates in Rs.	Per Sqm. Floor Space
140	•		Municipal Area	Outside Municipal Area
1.	Upto 200 Sqm.		20	15
2.	201 to 400		30	20
3.	401 to 750		40	30
4.	Above 750		50	40
+	5. Industrial Us	e:		
		Rates in Rs. Per	Sqm. of Plot Area	
	High Potential 2	Zone Medium Pe	otential Zone	Low Potential Zone
Sir	maur and Solan I	Districts Una and Ka	Ch Ki	aspur, Mandi, Hamirpur, amba, Shimla, Kullu, nnaur and Lahaul & Spiti stricts
	20/-		15/-	10/-
(c)	For change of ex	cisting building use:		
Sl.	Landuse	Floor Area	Rates in Rs.	Per Sqm. of Floor Space
No			Municipal Area	Outside Municipal Area
2	2	3	4	5.
4		Upto 40 Sqm.	20	10
2	Residential	Opto ao Sam.		
1.	Residential	41 to 80 Sqm. Above 80 Sqm.	25 40	12 20

Upto 40 Sqm. 41 to 80 Sqm, Above 80 Sqm.

2. Commercial

3. Private Institutions	1	2	3			4		5.	
High Potential Zone Low Po	3.	Private Institutions	101 to 200 Sqn 201 to 400 Sqn 401 to 800 Sqm	1. 1.	· 0 \$	50 60 75		40 50 60	e formation to
4. Industrial Upto 100 Sqm. 50 40 30 101 to 200 Sqm. 75 50 40 40 500 Sqm. 100 75 50 40 40 500 Sqm. 100 75 50 50 40 50 Sqm. 100 75 50 50 50 50 50 50 50 50 50 50 50 50 50			Above 800			Medium		Low Pot	ential
101 to 200 Sqm. 75		Care .	•	Zon	e 	Zon	e 	Lone	136
Si	4.	Industrial							
SI. Landuse Plot Area Rates in Rs. Per Sqm. of Plot Area No. Municipal Area Outside Municipal Area 1. Residential 150 to 250 Sqm. 10 05 Above 250 Sqm. 15 10 2. Commercial Upto 200 Sqm. 100 75 Above 200 Sqm. 200 150 3. Private Institutions Upto 1000 Sqm. 30 20 Above 1000 Sqm. 30 20 High Potential Medium Low Potential Zone High Potential Medium Low Potential Zone 4. Industrial Upto 1000 Sqm. 20 15 10 1001 to 5000 Sqm. 30 25 20 Above 5000 Sqm. 40 30 25 (e) For change of land use from prescribed landuse in Development Plan/Interim Development Plan: In case change of landuse in a prescribed landuse in the Development Plan is involved then the rates for change against the predominant use will be subject to double the rates as prescribed under para (a) above for change from the original use of the site. (f) For Revalidation of Sanction: SI. Landuse Rates in Rs. Per Sqm. of Floor Space No. Residential 15/- Commercial 25/- 3. Tourism 25/- 3. Tourism 25/- 4. Public & Semi-Public Commercial Amenities 25/- 5. Industrial 20/- Note.—"These charges will be increased by 5% after a Block of 5 years". SII Amenitang ETT, Exerising Tat.									
No. Municipal Area Outside Municipal Area	(d)	For change of landus	e from the origina	al use of si	te:			-	" <u>-</u>
Municipal Area Outside Municipal Area			Plot Are	J a	Rat	es in Rs.	Per Sqm. o	of Plot A	rea
2. Commercial Upto 200 Sqm. 100 75 Above 200 Sqm. 200 150 3. Private Institutions Upto 1000 Sqm. 30 20 Above 1000 Sqm. 50 35 High Potential Zone Potential Zone Low Potential Zone 4. Industrial Upto 1000 Sqm. 30 25 20 Above 5000 Sqm. 40 30 25 Above 5000 Sqm. 40 30 25 (e) For change of land use from prescribed landuse in Development Plan/Interim Development Plan: In case change of landuse in a prescribed landuse in the Development Plan is involved then the rates for change against the predominant use will be subject to double the rates as prescribed under para (d) above for change from the original use of the site. (f) For Revalidation of Sanction: SI. Landuse Rates in Rs. Per Sqm. of Floor Space No. 1. Residential 15/- 25/- 31 Tourism 25/- 4. Public & Semi-Public Commercial Amenities 25/- 5. Industrial 20/- Water a Block of 5 years".	INO		·		Munic	ipal Area	Outside I	Municipal	Area
2. Commercial Upto 200 Sqm. 100 75 Above 200 Sqm. 200 150 3. Private Institutions Upto 1000 Sqm. 30 20 High Potential Zone Detential Zone Low Potential Zone ### High Potential Low Potential Zone ### High Potential Zone Low Potential Zone ### High Potential Low Potential Low Potential Zone ### High Potential Low Potential Zone ### High Potential Low Potential Zone ### High Potential Low Potential Low Potential Zone ### High Potential Low Potential Low Potential Zone ### High Potential Low Potential Low Potential Low Potential Zone ### High Potential Zone ### High Potential Low Potential Zone ### High Potential Zone ### High Potenti	1.	Residential							
Above 200 Sqm. 200 150 Private Institutions Upto 1000 Sqm. 30 20 High Potential Zone Potential Zone Low Potential Zone	2	Commercial		-					
Above 1000 Sqm. 50 High Potential Medium Low Potential Zone 4. Industrial Upto 1000 Sqm. 20 15 10 1001 to 5000 Sqm. 30 25 20 Above 5000 Sqm. 40 30 25 (e) For change of land use from prescribed landuse in Development Plan/Interim Development Plan: In case change of landuse in a prescribed landuse in the Development Plan is involved then the rates for change against the predominant use will be subject to double the rates as prescribed under para (d) above for change from the original use of the site. (f) For Revalidation of Sanction: SI. Landuse Rates in Rs. Per Sqm. of Floor Space No. Residential 15/- Commercial 25/- Development Plan is involved the rates as prescribed under para (d) above for change from the original use of the site. Residential 25/- Development Plan is involved then the rates as prescribed under para (d) above for change from the original use of the site. The Residential 15/- Commercial 25/- Development Plan is involved then the rates as prescribed under para (d) above for change from the original use of the site. The Residential 25/- Development Plan is involved then the rates as prescribed under para (d) above for change from the original use of the site. The Residential 25/- Development Plan is involved then the rates as prescribed under para (d) above for change from the original use of the site. The Residential 25/- Development Plan is involved then the rates as prescribed landuse in the Development Plan is involved then the rates as prescribed under para (d) above for change from the original use of the site. The Residential 25/- Development Plan is involved then the rates as prescribed landuse in Development Plan is involved then the rates as prescribed landuse in the Development Plan is involved then the rates as prescribed landuse in the Development Plan is involved then the rates as prescribed landuse in the Development Plan is involved then the rates as prescribed landuse in the Development Plan is involved then the rates as prescribed landuse in the Development Plan is			Above 200	Sqm.	:	200		150	
Zone Potential Zone Zone	3.	Private Institution							\$. 4 1.
4. Industrial Upto 1000 Sqm. 20 15 10 1001 to 5000 Sqm. 30 25 20 Above 5000 Sqm. 30 25 25 20 Above 5000 Sqm. 40 30 25 25 25 20 Above 5000 Sqm. 40 30 25 25 26 26 26 26 26 26 26 26 26 26 26 26 26		-		Hig	gh Poter				
1001 to 5000 Sqm. 30 25 20 Above 5000 Sqm. 40 30 25 (e) For change of land use from prescribed landuse in Development Plan/Interim Development Plan: In case change of landuse in a prescribed landuse in the Development Plan is involved then the rates for change against the predominant use will be subject to double the rates as prescribed under para (d) above for change from the original use of the site. (f) For Revalidation of Sanction: SI. Landuse Rates in Rs. Per Sqm. of Floor Space No. 1. Residential 15/-2. Commercial 25/-3. Tourism 25/-4. Public & Semi-Public Commercial Amenities 25/-5. Industrial 20/- Note.—"These charges will be increased by 5% after a Block of 5 years".			-		Zone	Pote	ential Zone	Zon	е
(e) For change of land use from prescribed landuse in Development Plan/Interim Development Plan: In case change of landuse in a prescribed landuse in the Development Plan is involved then the rates for change against the predominant use will be subject to double the rates as prescribed under para (d) above for change from the original use of the site. (f) For Revalidation of Sanction: SI. Landuse Rates in Rs. Per Sqm. of Floor Space No. 1. Residential 15/- 2. Commercial 25/- 3. Tourism 25/- 4. Public & Semi-Public Commercial Amenities 25/- 5. Industrial 20/- Note.—"These charges will be increased by 5% after a Block of 5 years". ### ### ############################	4.	Industrial	1001 to 50	00 Šqm.	30		25	20	
Plan: In case change of landuse in a prescribed landuse in the Development Plan is involved then the rates for change against the predominant use will be subject to double the rates as prescribed under para (d) above for change from the original use of the site. (f) For Revalidation of Sanction: SI. Landuse Rates in Rs. Per Sqm. of Floor Space No. 1. Residential 15/- 2. Commercial 25/- 3. Tourism 25/- 4. Public & Semi-Public Commercial Amenities 25/- 5. Industrial 20/- Note.—"These charges will be increased by 5% after a Block of 5 years". ***Richard Floor Space Rates in Rs. Per Sqm. of Floor Space 25/- 25/- 25/- 31 Tourism 25/- 32 Tourism 25/- 33 Tourism 25/- 34 Public & Semi-Public Commercial Amenities 25/- 35 Industrial 20/- **Note.—"These charges will be increased by 5% after a Block of 5 years". ***Richard Floor Space 25/- 35 Industrial 20/- ***Note.—"These charges will be increased by 5% after a Block of 5 years".									
Sl. Landuse Rates in Rs. Per Sqm. of Floor Space No. Residential 15/- Commercial 25/- 3. Tourism 25/- Public & Semi-Public Commercial Amenities 25/- Industrial 20/- Note.—"These charges will be increased by 5% after a Block of 5 years". आदेश द्वारा, हस्ताक्षरित/-	then	Plan: In case change of lather rates for change	nduse in a presc against the predo	ribed land ominant u	use in s	the Develo	opment P	lan is inv	olved
Sl. Landuse Rates in Rs. Per Sqm. of Floor Space No. 1. Residential 15/- 2. Commercial 25/- 3. Tourism 25/- 4. Public & Semi-Public Commercial Amenities 25/- 5. Industrial 20/- Note.—"These charges will be increased by 5% after a Block of 5 years". श्रादेश द्वारा, हस्ताक्षरित/-	-		_	ge from th	e origin	iai use of	the site.		
No. 1. Residential 2. Commercial 3. Tourism 4. Public & Semi-Public Commercial Amenities 5. Industrial Note.—"These charges will be increased by 5% after a Block of 5 years". श्रादेश हारा, हस्ताक्षरित/-	(1) 	For Revalidation of S	anction:					15.7 ·	
2. Commercial 25/- 3. Tourism 25/- 4. Public & Semi-Public Commercial Amenities 25/- 5. Industrial 20/- Note.—"These charges will be increased by 5% after a Block of 5 years". 現代初 最初 最初 最初 是一次,		Landuse			Rat	tes in Rs.	Per Sqm.	of Floor	Space
3. Tourism 25/- 4. Public & Semi-Public Commercial Amenities 25/- 5. Industrial 20/- Note.—"These charges will be increased by 5% after a Block of 5 years". 現時期 第171, 表表的表表。	l								0.07
Public & Semi-Public Commercial Amenities 25/- Industrial 20/- Note.—"These charges will be increased by 5% after a Block of 5 years". 現代初期 東京、 東京部代表 /-									~
5. Industrial 20/- Note.—"These charges will be increased by 5% after a Block of 5 years". आदेश हारा, हस्ताक्षरित/-). 1		hlia Commandal	Amanitia	E1.				1. 1
भ्रादेश द्वारा, हस्ताक्षरित /-	5.		one Commercial	Amenine:	5		20/-		
हस्ताक्षरित /-		Note.—"These charge	s will be increase	ed by 5%	after a	Block of	5 years".	भादेश ह	יינו
							c.		_
		• •				* *			_ '

मसाधारण राजपत, हिमाचल प्रदेश, 30 मई, 2007/9 ज्येष्ठ, 1929

1692

[Authoritative English text of this Department Notification No. TCP-A (3)-1/2005 dated 26-02-2007 as required under clause (3) of Article 348 of the Constitution of India.

TOWN AND COUNTRY PLANNING DEPARTMENT

NOTIFICATION

Shimla-2, the 26th February, 2007

No. TCP-A(3)-1/2005.—Whereas the draft Himachal Pradesh Town and Country Planning (Amendment) Rules, 2007 were published in the Rajpatra, Himachal Pradesh (Extra ordinary) vide this department notification of even number dated 11-10-2006 for inviting objection(s) and suggestion(s) from the persons likely to be affected thereby, as required under sub-section (1) of section 87 of the Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977):

And whereas, no objection(s) and suggestion (s) have been received within the stipulated period by the State Government in this behalf.

Now, therefore, in exercise of powers conferred by section 87 read with sections 16 (a) and 30 (1) of the Himachal Pradesh Town and Country Planning Act, 1977 (Act No. 12 of 1977), the Governor, Himachal Pradesh is pleased to make the following rules, namely:

- 1. Short title.—These rules may be called the Himachal Pradesh Town and Country Planning (Amendment) Rules, 2007:—
- 2. Substitution of Rule 12.—For rule 12 of the Himachal Pradesh Town and Country Planning Rules, 1978, the following shall be substituted, namely:—
 - "12. Form of application for permission for development of land by others [section 30 (1) and (2), and section 87 (2) (iv)] and Fees.—(1) Any person not being the Union Government, State Covernment, a local authority or any other Authority constituted under the Act, shall apply under sub-section (2) of section 15 (A), section 16 (a) and (b) and subsection (1) of section 30 in Form-X and XI for development of land alongwith the schedule and specification sheet attached with the application form. It shall include all those Planning and Special areas where the existing land use stand frozen".
 - (2) Fees,—Every application submitted under sub-section (2) of section 15 (a) and section 16 (a) and (b), sub-section (1) of section 30 shall be accompanied by fee specified below:--
- For development of land other than erection of a building or part thereof:

Sl. No.	Component	Inside M. C. rates in Rs. Per Sqm. of plot Area	Outside M.C. rates in Rs. Per Sqm. of ptot area
1.	Development of land	5	2

16	94 ग्रसाधारण राजपत्न, हिमाचल प्रदे	श, 30 मई, 2007 /	9 ज्येष्ठ, 1929
(b)	For building operation :		
	1. Residential Use:		
Sl No.	Component	Rates in Rs.	Per Sqm. Floor Space
IVO.		Municipal Area	Outside Municipal Area
1.	Economic Weaker Section upto 120 Sqm. Row or Semi-detached plot.	6	3
2.	Low Income Group 120 to 150 Sqm. Semi-detached plot.	12	5
3.	Medium Income Group 150 to 250 Sqm. plot.	20	10
4.	High Income Group more than 250 Sqm. plot.	30	15
2	2. Commercial Use:		
Sl. No.	Commercial Floor Space including corridor	Rates in Rs.	Per Sqm. Floor Space
140.	including corridor	Municipal Area	Outside Municipal Area
1. 2. 3. 4. 5.	Upto 10 Sqm. 11 to 20 Sqm. 21 to 40 Sqm. 41 to 80 Sqm. More than 80 Sqm,	15 20 30 40 60	10 15 20 30 40
3	3. Tourism Use :		
Sl.	Floor Space Sqm.	Rates in Rs	. Per Sqm. Floor Space
No.		Municipal Area	Outside Municipal Area
1. 2. 3. 4.	Upto 200 201 to 400 401 to 800 More than 800	15 20 25 30	10 15 20 25
4.	. Private Institutions, Clinics and Hospitals:		4
SI. No.	Floor Space Sqm.	Rates in Rs.	Per Sqin. Floor Space
140.		Municipal Area	Outside Municipal Area
2. 3.	Upto 200 Sqm. 201 to 400 401 to 750 Above 750	20 30 40 50	15 20 30 40

Rates in Rs. Per Sqm. of Plot Area

Medium Potential Zone

Una and Kangra districts

15/-

Low Potential Zone

Bilaspur, Mandi, Hamirpur, Chamba,

Shimla, Kullu, Kinnaur and Lahaul &

10/-

50

60

75

Zone

30

40

50

10

Spiti districts

60

75

100

15

High Potential Medium Potential Low Potential

Zone

40

50

75

Industrial Use:

High Potential Zone

Sirmaur and Solan

4. Industrial

20/-

districts

*

Sl. No.	Landuse	Landuse Floor Area		er Sqm. of Floor Space
140.			Municipal Area	Outside Municipal Area
1.	Residential	Upto 40 Sqm.	20	10
		41 to 80 Sqm.	25	12
		Above 80 Sqm.	40	20
2.1	Commercial	Upto 40 Sgm.	100	75
		41 to 80 Sqm.	150	100
		Above 80 Sqm.	200	150

201 to 400 Sqm.

401 to 800 Sqm.

Above 800

Upto 100 Sqm.

101 to 200 Sqm.

Above 250 Sqm.

201 to 500 Sqm. 100

(d)	For change of landuse from the original use of site:

Zone

50

75

(d)	For	change	of landuse	from	the original	use of site:	

Sl. No.	Landuse	Plot Area	Rates in Rs.	Per Sqm. of Plot Area
No.			Municipal Area	Outside Municipal Area
1	2	3	4	5

Residential 10 05 150 to 250 Sqm.

1	2	3		4	5	
2.	Commercial	Upto 200 Sqm.		00	75	
		Above 200 Sqm	. , 2	200	150	
3.	Private Institutions	Upto 1000 Sqm.		30	20	
		Above 1000 Sqm	•	50	35	200
			High Potential Zone	Medium Potential Zone	Low	Potentia Zone
4.	Industrial	Upto 1000 Sqm.	20	15		10
		1001 to 5000 Sqm.	30	25		20
		Above 5000 Sqm.	40	30		25
						•
he	For change of land us Plan: In case change of lan the rates for change	duse in a prescribe against the predon	d landuse in th	e Development Place subject to doubl	an is	involved
	Plan: In case change of lan	duse in a prescribe against the predon above for change f	d landuse in th	e Development Place subject to doubl	an is	involved
he	Plan: In case change of lan the rates for change scribed under para (d)	duse in a prescribe against the predon above for change f	d landuse in th	e Development Place subject to doubl	an is	involved

SI. No.	Landuse	Rates in Rs. Per Sqm. of Floor Space
1.	Residential	15/-
2.	Commercial	25/-
3.	Tourism	25/-
4.	Public & Semi-Public Commercial Amenities	25/-
5.	Industrial	20/-

Note.—"These charges will be increased by 5% after a block of 5 years".

By order, Sd/-

Sd/-Principal Secretary(TCP).